

**District IV Advisory Board
Meeting Minutes
August 12, 2013**
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The **District IV Advisory Board Meeting** was held at the 6:30 p.m. at the Lionel Alford Branch Library, 3447 S Meridian. Nine (9) DAB members, six (6) staff and seventeen (17) citizens signed in, but approximately twenty-two (22) were present.

Members Present

Councilmember Blubaugh
Don McManamey
Matt Lashley
June Bailey
Nancy Wilhite
Jim Underwood
Peggy Bennett
Michael Pochek*
Benny Boman
Matt Goolsby**

Staff Present

Kelli Geier, City Manager's Office
John Schlegel, Director of Planning
2 police staff
1 fire staff
Dale Miller, Planning

*Not sworn in yet, so cannot vote

** Present only during the oil drilling item and Board Agenda

Order of Business

Call To Order

Councilmember Blubaugh called the meeting to order at 6:30 p.m.

The August 12, 2013 agenda was approved as submitted. **(Bailey/Underwood: 7-0)*****

The July 1, 2013 meeting minutes were approved as submitted. **(Underwood/Bennett: 7-0)**

*** During the meeting, it was requested and approved that agenda item 7 be heard before agenda item 6 and that change of order is reflected in these minutes.

PUBLIC AGENDA

The public agenda allows members of the public to present issues not on the agenda to the District Advisory Board. Each presentation is limited to five minutes unless extended by the Board.

1. Scheduled Items

No items were submitted.

2. Off-Agenda Items

Franklin Strum, Peace and Social Justice of South Central Kansas and Exploited and Missing Persons Representative, addressed the Board regarding the Citizen Police Review Board. He stated that often missing person cases do not get enough attention from the police or media and as a result family member questions go unanswered and crimes go unsolved. Therefore, he urged more attention and resources be given to these cases.

Action Taken: Received and filed.

STAFF PRESENTATIONS

Public Safety Reports

3. Community Police Report

Police staff reported the following:

13 beat

- Last weekend there were 4 residential burglaries in a 4 or 5 block radius. In all cases, the back bedroom window was broken in. There are two suspects being investigated for these crimes.

12 and 14 beat

- There has been a huge increase in auto larcenies so please do not leave valuables in your car. Purses are the number one stolen item.
- There is a special assignment on the 2200 block of South Hoover to deter street car racing.

299 beat

- There have been a lot of burglaries and larcenies, especially at the YMCA
- Car larcenies have decreased this last month
- Special assignment for burglaries – officers worked different hours and in plain clothes and have a suspected identified
- Significant fuel theft has also occurred and they have the suspect identified and are waiting for a warrant to be issued to arrest him.
- Extra patrol monitoring parking at the old Spaghetti Warehouse parking lot downtown due to an increase in crime in that area.
- Gang activity is slightly up.

Staff introduced the new pants for the community policing uniforms and asked for the public's opinion. **Bailey** asked if they were made of the same material as the previous ones. **Staff** stated that they were not the same material, the new ones are lighter. **Bailey** also asked if the new pants were hotter than the current ones? **Staff** stated that it balances out because the new ones are lighter material, but darker in color. **Councilmember Blubaugh** stated that the old pants stand out more than the new ones so that the public is able to more easily identify community police officers; however, it was recognized that in some cases officers prefer to blend in.

Bailey asked how many people were involved in the search and rescue at the Big Ditch. **Staff** stated that they did not know, but that there were officers from every police bureau that assisted. **Bailey** asked where the signs that state it is illegal to swim in the Big Ditch and the Arkansas River are posted. **Staff** stated that they are posted at all of the bridges. **The Board** agreed that more visible signage needs to be placed by these water sources to prevent future accidents. **Councilmember Blubaugh** stated that he would follow up on this.

Councilmember Blubaugh asked for the boundaries of 12, 13 and 14 beats. **Staff** stated the boundaries are as follows:

12 beat – Zoo Blvd. – W 13th St. N – McLean Blvd. – W Kellogg

13 beat – W Kellogg – Southwest Blvd. – McLean Blvd. – May St.

14 beat – W Central – McCormick Ave. – Douglas Ave. – Elizabeth St. - Kellogg-Southwest Blvd. – W Harry St. – West St.

4. Fire Report

Fire staff reported the following:

- District 4 July fire calls
 - 2 shed fires
 - 1 house fire
 - 1 car fire
 - Rain helped eliminate the threat of grass fires
- Assisted with traffic control at Convoy of Hope and assisted with the search and rescue effort at the Big Ditch.
- The Fire Department has purchased a different color of bunker clothing and will phase into this for all firefighters by the end of the year.

Councilmember Blubaugh asked if the fire department had a busy 4th of July. **Staff** stated that it was busy, but did not have much property loss or injury.

Action Taken: Received and filed.

NEW BUSINESS

5. Northfield School

John Schlegel and Dale Miller, Planning, and Tony Jacobs and Bill Coleman, Northfield School Representatives, were present to present this item to the Board.

Mr. Jacobs and **Mr. Coleman** explained that they are aware that parking is the major concern for the neighborhood and that they have an agreement with St. Mary's Orthodox Church to use their parking lot to drop off and pick up students of Northfield School. The kids will begin their day at this church. They also stated that they will be making minimal required alterations to the two houses including landscaping and fencing; as well as, a handicap accessible restroom and ramp. If the renovations to the houses are not complete when school resumes, they are looking at using a community space for classes until the houses are completed. They also expressed the desire to be good neighbors and maintain the historical importance of the houses by integrating it

into their curriculum. They teach encouragement and appreciation for the community, even having a community work day every Wednesday instead of regular class.

Board and citizen questions and comments are bolded below and the responses are in italics.

Bailey

What age are the students that attend this school? *Grades 6 -12.*

What are the school hours of operation? *8:00 a.m. – 3:45 p.m.*

Do the students participate in sports or weekend activities? *We are currently looking for locations to hold sporting practices and events.*

What happens if St. Mary's backs out of your parking agreement? *We are hoping to develop strong relationships with other schools and entities in the community (i.e. Franklin, Friends University) to provide other partnership opportunities.*

How will this affect the historical value of the houses? *We are not altering the outside of these properties, so it will not affect the historical value of these houses. These houses are not listed on the historical registry and wouldn't be subject to those restrictions.*

Underwood

Did you pull a building permit for the construction work completed to these houses? *No, we tried to stay within the confines of remodel that do not require a permit; however, there was miscommunication with the contractor and a permit had to be obtained and some work had to be removed so that the inspector can make sure that the structural integrity of the houses are still in tact.*

Will there be a sprinkler system in both buildings? *Yes*

Did you check the water supply for these systems? *Yes*

If these buildings are for educations, how did you get to place a residential sprinkler system in them? *Given the size and occupancy of the buildings, it was determined that a residential sprinkler system was adequate.*

Are the porches and ramps made of treated wood? *Yes and we are required to put a handrail on them also.*

Does the electrical system have to be upgraded to a commercial grade system? *No, the Unified Building Code does not require that the whole building has to meet its standards.*

Do you have storm shelters in these two buildings? *This is not required for this use and building. We have not discussed a plan for severe weather, but the basement of 1803 S Sycamore could be used as a shelter if needed.*

Will this come back to the DAB again? *No, an administrative adjustment does not require it to come back to be heard by the DAB again.*

McManamey

Where will you hold band and choir activities? *At St. Mary's, so there will be no outside noise in the neighborhood.*

John Newland, 634 S Glenn

What are the rules for parking on a side street? **You don't complain about Friends University students parking on the street.** *You have to be so many feet away from driveways and have to move the vehicle within 48 hours.*

Would you be open to hosting an open house so that the neighborhood can see the buildings and learn more about the school? *Of course.*

Karen Cravens, Delano Neighborhood Association, 320 N Fern

In the neighborhood there is quite a bit of concern regarding the parking situation for Northfield School. If the parking agreement goes away with St. Mary's, the administrative adjustment would stay in place, correct? *We could require that the school have a written parking agreement, but if an administrative adjustment is granted and the school's parking agreement changes and does not comply with rules, it would be difficult for the City to enforce it.*

Ron Brown, 630 S Vine

My family and I have homes within 150 feet of this new school site. Both of these buildings have been on the historical register since 2001. If you do too many things to the house at 1813 Univeristy, it will not be able to be a house again.

There has also been a lack of transparency between the school and neighborhood regarding the plans for this new site.

We are also very concerned about traffic safety and visibility on University. St. Mary's parking lot will work for awhile, but it is not a long term solution. *Safety of the students is the utmost concern and we will do everything we can do make sure they stay safe. If a student that can drive is caught parking on University it may be grounds for expulsion because it goes against the core values of what Northfield tries to teach about being a respectful neighbor and putting things back the way that you found them.*

Eric Lamp

My kids attend Northfield School and the culture of encouragement and appreciation is the best part about the school.

Steve Paul, 1804 W University

The school sounds great, but concerned that the neighborhood found out about all of the new site plans at the last minute and there have been conflicting pieces of information received regarding the new school site and the parking situation.

Franklin Strum, 1510 W Pawnee #4201

Even though there is a parking agreement to park at another location, it still seems like there will be a significant parking issue on University.

Joshua Blick, 2039 S Everett

In dealing with the parking situation at Cleveland Elementary, adequate and safe parking is very important. From what has been observed, Northfield School seems to handle the parking situation very well.

Action Taken: Received and filed.

6. ZON2013-00018

Dale Miller, Planning, presented this request for a zone change from SF-5 Single-Family Residential to TF-3 Two-Family Residential for a duplex development, generally located west of Seneca Street on the north side of 55th Street South.

The **applicant, Angel Fire, LLC (c/o Mike Brand)** and the **applicant agent, Baughman Company (c/o Phil Meyer – Russ Ewy was present for him)** were also present.

Underwood asked for clarification on the land ownership and contract buyer. **Miller** stated that the City of Wichita owns the land, but that **Mr. Brand** is the contract buyer; however, a final negotiation has not been reached yet.

Underwood also asked how many units will be added with this request. **Ewy** stated that the project will be 9 lots which will equate to 18 residential living units.

Bailey asked what the market value of the properties will be. **Brand** stated that he will price them at about \$800-\$1000. **Bailey** also asked if any of these units would be offered as low income. **Brand** replied that none of the units would be low income. **Bailey** also asked what kind of set up the units would have. **Brand** stated that most would be 3 bedroom and 3 bath units.

Bailey asked if this construction would interfere with the pond in any way. **Brand** answered no.

Action Taken: (**Underwood/Lashley**) recommended approval of this request contingent upon Park Board approval and platting within one year. Motion passed 7-0.

7. CON2013-00014

Dale Miller, Planning, presented this request for an amendment of the oil and gas well district map for the approval of a special permit for the drilling of an oil or gas well and approval of a conditional use to permit the drilling of an oil or gas well 650 feet north of West Douglas Avenue, between North Sycamore and North McLean Boulevard (200 North Sycamore.)

The **applicant, Trek AEC (Alan Degood)** and the **applicant agent, Ferris Consulting (Greg Ferris)** were also present.

Ferris explained that there has been a lot of misinformation regarding this request that he and the applicant would like to correct. He stated that there will be no fracking or horizontal drilling at this site; there is no City of Wichita investment in this project; drilling techniques will have no impact on the surrounding environment; noise ordinances will be strictly adhered to; drilling will be cased; there will be a storage building and privacy fence to conceal the drilling operation and the drilling will go way below the water table.

Board and citizen questions and comments are bolded below and the responses are in italics.

Councilmember Blubaugh

What will be used to stimulate the oil drilling? *Hydrochloric Sulfate acid (15% at 1,000 gallons)*

How close have we been to this site before? *We have drilled at this location, but will drill deeper this time.*

How will the land be returned once you are finished drilling? *If no oil, we will restore the land as it was (fill in holes, etc.) If there is oil, once done drilling, we will cap the well and leave.*

Underwood

Where will the pump be located? *The pump will be located around 4,000 feet below the surface, depending on pressure.*

Why put an 8 foot privacy wall? Wouldn't it be able to conceal criminal activity around the site? *This is what the City requested and is typical of what is required for the zoning and use of land.*

Where would the submersible pump be located? *Under the Arkansas River.*

What is the distance requirement to be located from another well? *10 acres.*

How much oil are you expecting to produce? *A little over 40,000 barrels per year.*

What is the size of the oil tankers? *The tankers can hold 160 barrels (i.e. the size of a milk truck.)*

How many times per week will the oil tanker be going in and out of the site? *3-5 times a week.*

Do the pumps have a manual shutoff? *Yes*

How far will the drilling be from McLean Blvd.? *30 feet from the street and 40 feet from the drilling site. However, we are meeting the developer of the surrounding land and may move the location of the facilities slightly.*

Where will the guide wires be located? *There will be no guide wires used, except for the catwalk for emergency access.*

What is the plan for getting the equipment to the site? Will you coordinate this with Police and Traffic? *Yes, we will bring it down McLean Blvd.*

Will generators run at night even though there will be no tripping? *Yes, but they will be well below decibel level, so there will be no outside noise from them.*

Will you run the equipment off of diesel or hydraulic fuel? *We will run off of all possible fuel.*

How long will the oil rigs be there? *About 3 weeks to 30 days.*

McManamey

How many years will we drill? *Anywhere from 7-8 years up to 20 years, depending on the amount of oil recovered.*

Bailey

Who will be the drilling regulation oversight? *The Kansas Corporation Commission (KCC), the Army Corp of Engineers and the City of Wichita (Office of Central Inspection and Legal departments.)*

How many employees will there be? *Approximately 13-18 with 5 on site at all times.*

Will you be drilling around the clock? *Someone will be there to monitor the equipment, but there will not be any drilling at night.*

Will there be an office or building on site? *Probably a trailer, like at a construction site.*

Will there be a danger to the area? *A lot issues happen with gas wells, not oil wells.*

How many days a week will you drill? *7 days a week.*

What will be done if others want to modify their land leases to also drill in this location? *This really would not be possible, given the required 10 acre space needed. There is not another plot of land that size in this area to drill at another location.*

Needs more studying. Profits need to go toward the Delano Neighborhood Association so that they can finish implementing their plan.

Lashley

Needs to be studied further.

Bennett

Too much opposition. I would not want it in my neighborhood.

Ron Tracy, 3415 S. Southwood Ct.

Will there be a fire suppression system? *This is a pumping well, so there will be no compression.*

Karen Cravens, Delano Neighborhood Association, 320 N Fern

This land is a part of the Delano Neighborhood Plan and this land could be used for other purposes. With the contract and extensions provided in this lease, the land would not be available for 4 years at the earliest.

The ordinances pertaining to this issue need to be reviewed and updated and then consider drilling for oil.

What about the land settling? *Sand settles, not rock, and the drilling will be deep down into rock so it will not settle.*

Franklin Strum, 1510 W Pawnee #4201

There needs to be an independent environmental inspector to research the effects that the oil drilling will have on the land. *The City's Environmental Director has been at all of our meetings regarding this project.*

Billie Knighton, 7 Lansdowne Dr.

Kansas crude has extremely high levels of hydrochloric sulfate. It is extremely dangerous to work with and urge to consider the long-term effects of this drilling.

John Newland, 664 S Glenn

How much insurance will be required for this project? *\$10 million*

Will there be a security system at this site? *Yes*

If anyone other than the City was making money on this would you approve? *In order for a conditional use to be granted for this project, the project has to be for a public purpose and benefit.*

What will the City profit from this project be used for? *We do not know at this time. We do not know how much revenue this will generate.*

Yvonne Cather, 1920 S Hillside

Concerned over past unplugged wells effect on water supply.

How much water will the drilling require? *850 gallons of water one time only.*

Where will the drilling mud be disposed? *It will be put in a well that is able to accept it according to KCC requirements. The nearest facility for this is in Hutchinson, KS.*

Mike Cannon, 555 S Edward

Concern with the increase of traffic on McLean due to oil rigs, casing and ongoing maintenance of equipment.

Kent Rowe, 3353 E 159th St N

Concern over pollution, accidents, explosions. This drilling project will not be as safe as is stated by Mr. Degood and Mr. Ferris.

Action Taken: (McManamey/Boman) recommended approval of the request provided that the contingencies listed in the staff report are satisfied. Motion passed 5-2-1 (Goolsby.)

OLD BUSINESS

8. No items were submitted.

BOARD AGENDA

9. Board Updates and Issues

CM Blubaugh stated that he would like the Board to participate in an annual strategic planning session to set goals and objectives for District IV. The Board agreed that this would be beneficial.

10. **Adjournment** With no further business, the meeting adjourned at 10:10 p.m.